

AP MORGAN



Tanworth Lane, Shirley, Solihull
Guide Price £800,000

Features:

- Tenure: Freehold
- Site Area: Circa 0.51 Acres
- Sale Method: Modern Method of Auction (Via Brookvale Auctions)
- Offer Deadline: Friday 24th April 2026
- Offer Submission: joshfield@apmorgan.co.uk
- Basis of Offers: Vendor will Consider Both Unconditional Offers and Offers Subject to Planning Depending on Purchase Price
- Development Potential: Excellent opportunity (STP) with Strong Precedent in the Surrounding Area
- Viewing Arrangements: Strictly by Appointment via the Selling Agent



Description:

Offered via the Modern Method of Auction through Brookvale Auctions.

Significant Investment Opportunity! Boasting a generous plot of approximately 0.51 acres, this property presents a rare and exciting prospect for developers and astute investors looking to capitalize on a substantial landholding.

Exceptional Development Opportunity!

This prime site, free from planning history and known Tree Preservation Orders (TPOs), presents a rare, unconstrained canvas.

Unlock its full potential with a variety of schemes, subject to obtaining the necessary planning permissions. The surrounding area boasts a strong track record of successful redevelopment, with neighbouring plots transformed into desirable apartments, bungalows, and substantial family homes.

This positive local context provides significant confidence for prospective purchasers seeking an unconditional acquisition with clear long-term value. A highly versatile and attractive development prospect in an established residential setting.



Completion required within 56 days of draft contract issue (subject to mortgage, affordability and survey).

A non-refundable 4% + VAT Reservation Fee is payable in addition to the purchase price and is included in Stamp Duty calculations.

Buyers must complete ID checks, provide proof of funds and carry out their own due diligence.
Subject to an undisclosed Reserve Price. Starting Bid and Reserve may change.

Referral Arrangements

Recommended third-party services are optional. Any referral fees will be disclosed upfront.



EPC Rating: To be confirmed
Council Tax Band: G (tbc by solicitors).
Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

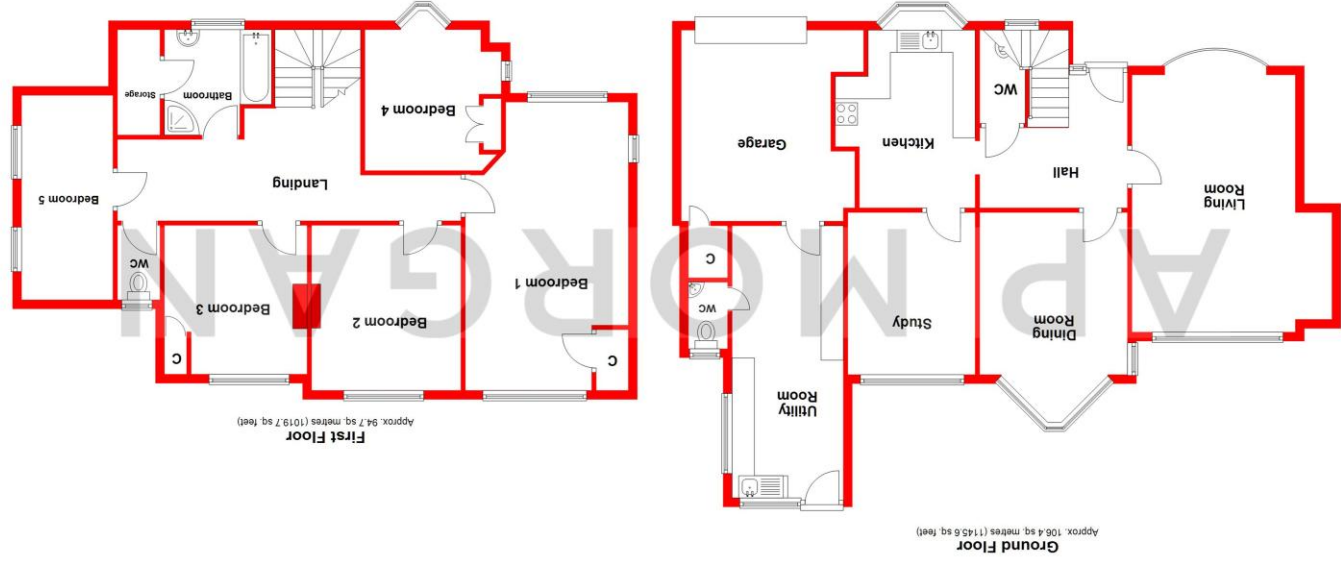
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



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